



7 WELLINGTON WAY

MELTON MOWBRAY, LE13 0TG

£825 Per month

Unfurnished

A well-presented two bedroom end of terrace situated on a popular estate off of Welby Lane on the north side of the town.

The property benefits from uPVC double glazing and gas fired central heating and comprises of lounge, kitchen/diner, two bedrooms, and a bathroom.

Outside there is a low maintenance lawned garden to the rear and a residents' car park to the front.

Conveniently situated to the north of town local amenities include Welby Lane post office and shop and the property has good links to both Asfordby/Leicester/Loughborough and Nottingham.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom House - End Terrace



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

LOUNGE (14.10 x 12.7 ft) with an electric feature fire and surround, storage cupboard, and a radiator.

KITCHEN/DINER (12.8 x 7.11 ft) with a range of wall and base units, stainless steel sink and drainer unit set in roll top laminate wood effect worktops, freestanding electric oven and hob, freestanding washer/drier (not to be maintained by landlord), space for fridge freezer, space for table and chairs, tiled splashbacks, wood effect vinyl flooring and door to back garden.

STAIRS TO FIRST FLOOR LANDING leading to:-

DOUBLE BEDROOM (11.11 x 9.6 ft) with a TV aerial point, cupboard enclosing hanging rails and a radiator.

SINGLE BEDROOM (11.2 x 6.2 ft) with a radiator.

BATHROOM with a three piece white suite comprising w.c., pedestal wash basin, bath with electric shower over, tiled splashbacks, heated towel rail, vinyl flooring and cupboard housing wall mounted gas combi boiler.

OUTSIDE Low maintenance lawned garden with patio area and car parking space to the front.

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets and some curtains only.

INTERNET : ADSL and Fibre Broadband internet available.

Council Tax : Melton Borough Council : Band : B.

Deposit : £951

Term : An assured periodic tenancy is offered.

Services : Mains electricity, water, gas and drainage.

EPC : D

VIEWINGS : Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Restrictions: No business use.

Flood/Erosion Risk: None to report.

Planning Permissions : None to report. See www.melton.gov.uk/planning

Accessibility: Stairs to first floor.

Construction: Brick under tile roof.

Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments

Before the tenancy starts (payable to Shouler & Son Surveyors the Agent)

Holding Deposit: 1 weeks rent

Deposit: A sum equivalent to 5 weeks rent

During the tenancy (payable to the Agent)

Payment of up to £50.00 if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% above the Lloyds Bank Base Interest Rate

Payment of £50.00 for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy (two months rent if looking to vacate within the fixed term)

During the tenancy (payable to the provider) if permitted and applicable

Utilities gas, electricity, water

Communications telephone and broadband

Installation of cable/satellite

Subscription to cable/satellite supplier

Television licence

Council Tax

Other permitted payments

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Tenant protection

Member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly. Deposits are held in an insured scheme via the tenancy deposit scheme.

LOCATION

To locate the property, take Nottingham Road out of the town centre. Turn left onto Welby Lane and continue to the top of the road and turn left onto Horsefield View. Turn left onto Wellington Way and the property can be found approximately 50 yards down the road on your right hand side.



TERMS

RENT:	£825 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£951
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
EPC:	This property has an Energy Performance Efficiency Rating Band D. Ref A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate
REDRESS:	Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link: https://www.ukala.org.uk/



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